



MEMORANDUM

TO: BOARD OF ALDERMEN
FROM: MIMI GAITHER, TOWN MANAGER
SUBJECT: MANAGER'S REPORT - AUGUST 2026 MEETING
DATE: 7.31.26

- Town Concert 7.2.26
- TH Closed 7.3.26
- Worked on staff evaluations 7.7.26-7.8.26
- Teams Meeting with McGill and Matt 7.9.26
- Powell Bill review with Town Clerk 7.14.26
- Review Evaluations with HR 7.14.26
- Met with Alan Lewis 7.15.26
- Met with Town Attorney 7.15.26
- Municipal Chiefs Meeting 7.17.26
- Retirement Part for Debra 7.14.26
- Performed Staff Evaluations 7.20-7.21.26
- Phone Conference with Samet 7.22.26
- W/ McGill re Cinderella ie punchlist and descoping 7.27.26
- BOA Workshop with Creech & Samet re redesign 7.28.26
- Staff Meeting 7.30.26
- County Municipal Breakfast 7.31.26

Project Update – Price Landing

Another walk through was done at Price Landing regarding the items on the punch list. The engineer and staff have found that Cinderella still have not completed the punch list.

On July 30, 2026, the Town issued a formal project close-out letter to Cinderella Partners. The letter advises the contractor that the Town is exercising its contractual right to assume responsibility for the remaining punch list work due to Cinderella's failure to complete the outstanding items despite multiple extensions and assurances.

The letter also formalizes a Work Change Directive removing the remaining unfinished work from the contract, assesses additional liquidated damages for continued delays, and establishes the revised final contract balance. Final payment will not be released until the contractor submits the required executed Contractor's Final Affidavit and Waiver of Lien.

Town staff is capable of completing the remaining punch list items in-house, allowing the project to be fully closed out while preserving all contractual rights and remedies available to the Town.

Town Hall Complex

At the Town's workshop on 7.28.26, the BOA moved to continue with the preconstruction services to include finishing design and that enables Samet to send out scope packages on major components like windows, HVAC, etc. in an effort to reduce costs even more. The BOA kept the square footage at 29,063 but still eliminated the EOC, gym, lighthouse stairway, and other interior revisions bringing the price down to 15.8 million. This brings price per square foot to \$543.65 where industry standard, according to Samet, is \$600-\$700 per square foot. They also indicated that there are more cost savings and will be looking at those soon.